133.0	0006	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,121,200 / 1,121,200
					USE VALUE:	1,121,200 / 1,121,200
					ASSESSED:	1,121,200 / 1,121,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARGYRIS DIANNE
Owner 2:	
Owner 3:	
Street 1:	11 ENDICOTT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARGYRIS DIANNE -
Owner 2:	-
Street 1:	11 ENDICOTT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6305

NARRATIVE DESCRIPTION

This parcel contains 5,649 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 2477 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5649.000	590,700		530,500	1,121,200
Total Card	0.130	590,700		530,500	1,121,200
Total Parcel	0.130	590,700		530,500	1,121,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.68 | /Parcel: 452.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85669

GIS Ref

GIS Ref

Insp Date 05/17/18

!10385!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	590,300	0	5,649.	530,500	1,120,800	1,120,800	Year End Roll	12/18/2019
2019	101	FV	491,100	0	5,649.	560,000	1,051,100	1,051,100	Year End Roll	1/3/2019
2018	101	FV	490,200	0	5,649.	412,600	902,800	902,800	Year End Roll	12/20/2017
2017	101	FV	490,200	0	5,649.	394,900	885,100	885,100	Year End Roll	1/3/2017
2016	101	FV	490,200	0	5,649.	365,500	855,700	855,700	Year End	1/4/2016
2015	101	FV	435,800	0	5,649.	306,500	742,300	742,300	Year End Roll	12/11/2014
2014	101	FV	435,800	0	5,649.	299,500	735,300	735,300	Year End Roll	12/16/2013
2013	101	FV	435,800	0	5,649.	285,300	721,100	721,100		12/13/2012

PRINT

Date	Time
12/11/20	00:41:46

LAST REV

Date	Time
05/22/18	09:57:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD BRUCE	30639-215		9/8/1999	Family	494,500	No	No		
ZUCKER CHESTER	8084-122		5/7/1999	Sub Sale	395,000	No	No		
	8084-122		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	85669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Inspected	163	PATRIOT
5/9/2018	MEAS&NOTICE	CC	Chris C
3/17/2009	Inspected	163	PATRIOT
2/11/2009	Measured	372	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
7/15/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5649		Sq. Ft.	Site		0	90.	1.04	10									530,521						530,500	

Total AC/HA: 0.12968 | Total SF/SM: 5649 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 530,521 | Spl Credit | Total: 530,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	20	%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16169596
Const Adj.:	1.13990974
Adj $ / SQ:	165.529
Other Features:	116369
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	725641
Depreciation:	134969
Depreciated Total:	590672

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

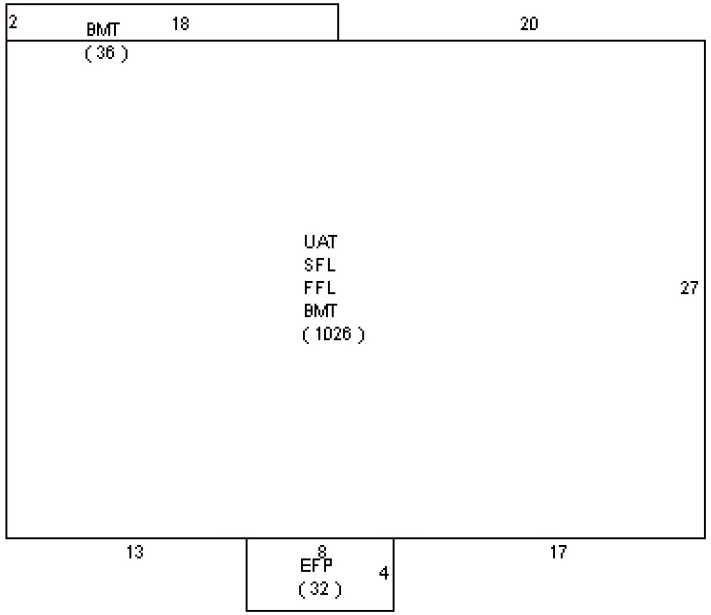
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	220.15
Special Features:	0	Val/Su Net:	173.58
Final Total:	590700	Val/Su SzAd	287.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,062	65.850	69,930
FFL	First Floor	1,026	165.530	169,832
SFL	Second Floor	1,026	165.530	169,832
UAT	Upper Attic	257	66.210	16,983
EFP	Enclos Porch	32	82.760	2,648

Net Sketched Area:	3,403	Total:	429,225
Size Ad	2052	Gross Are	4172	FinArea	2477
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	